Karen Johnson Davidson County
Batch # 1349343 DEEDWARR
11/21/2025 08 11 21 AM 3 pgs
Fees $17 00 Taxes $0 00
20251121-0093010

Prepared by and return to
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 091 02 1J 002.00

WARRANTY DEED

Property Address & New Owner	*	Mail Tax Statement to
MATTHEW D. ROUILLIER or	*	Matthew D. Rouillier
RACHEL L. ROUILLIER, Trustees of the	*	Rachel L. Rouillier
ROUILLIER REVOCABLE LIVING TRUST	*	6205-B California Avenue
6205-B California Avenue	*	Nashville, TN 37209
Nashville, TN 37209	*	

The GRANTORS, **MATTHEW D. ROUILLIER and wife, RACHEL L. ROUILLIER, as tenants by the entirety,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

MATTHEW D. ROUILLIER or RACHEL L. ROUILLIER,
Trustees of the ROUILLIER REVOCABLE LIVING TRUST,
dated November 5, 2025

The ROUILLIER REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Being Unit B of 6205 California Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 6205 California Cottages a Horizontal Property Regime with Private Elements of record in Instrument No. 20150824-0085360 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to MATTHEW D. ROUILLIER and wife, RACHEL L. ROUILLIER, as tenants by the entirety, by Warranty Deed of record at Instrument No. 20251112-0089745 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 5th day of November, 2025, by the undersigned.

Matth Rouillier

MATTHEW D. ROUILLIER

Rachel Rouillier

RACHEL L. ROUILLIER

STATE OF TENNESSEE

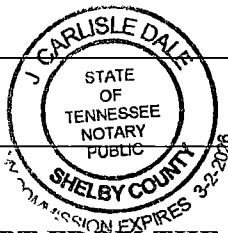
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **MATTHEW D. ROUILLIER and RACHEL L. ROUILLIER,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 5th day of November, 2025.

NOTARY PUBLIC

My Commission Expires: _____



THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 5th day of November, 2025.

NOTARY PUBLIC

My Commission Expires: _____

